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County-Level Distribution of Land Values in the Twin Cities Metropolitan Area

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Abstract

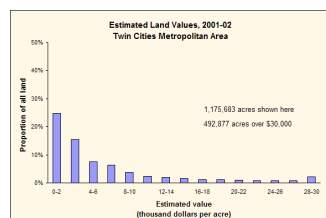
These histograms show the distribution of lower-priced (under \$30,000 per acre) property values in each of the seven Twin Cities (Minnesota) Metropolitan Area counties. They were generated from value estimates prepared annually by county assessors, contained in the October 2002 release of the MetroGIS Regional Parcel Data Set.

These histograms show the distribution of lower-priced (under \$30,000 per acre) property values in the seven Twin Cities (Minnesota) Metropolitan Area counties. Each bar shows the proportion of all land in the county that has an estimated value within the range indicated. The charts also report the amount of over-\$30,000 property that is not summarized. The values shown are for only the land portion of each property's value; the ranges do not indicate the per-acre prices for which a property with structures might sell. For community-level estimates of property value, see the Property Taxes section of Minnesota Land Economics.

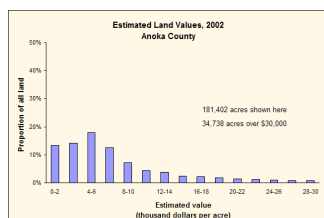
Value estimates are prepared annually by county assessors as a basis for property tax assessment. For Ramsey and Scott Counties, the estimates were set in 2001 for taxes payable in 2002. For the other five counties, the estimates were set in 2002 for taxes payable in 2003. Land in the Metropolitan Agricultural Preserves program is valued at its hypothetical "agricultural" value, not at its market value.

The distributions graphed here were compiled from parcel-level estimated values in the October 2002 release of the MetroGIS Regional Parcel Data Set. Many properties contain two or more parcels for assessment purposes. A per-acre value for each parcel was calculated by dividing the estimated land value by the calculated acreage within ArcView GIS. These results were exported to SAS for computation of a size-weighted frequency tabulation, then exported to Microsoft Excel for charting. Details are available from the author.

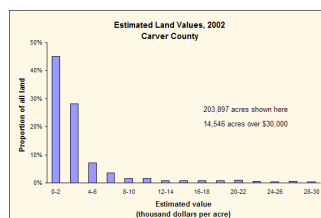
Click on individual charts to enlarge.



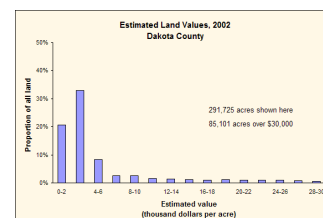
Twin Cities



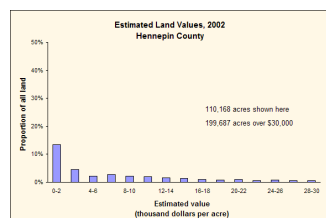
Anoka County



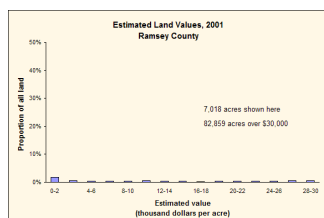
Carver County



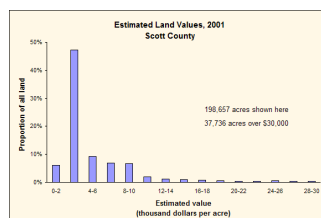
Dakota County



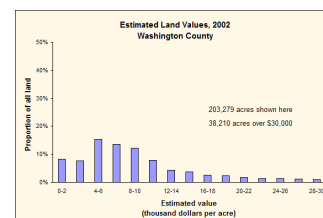
Hennepin County



Ramsey County



Scott County

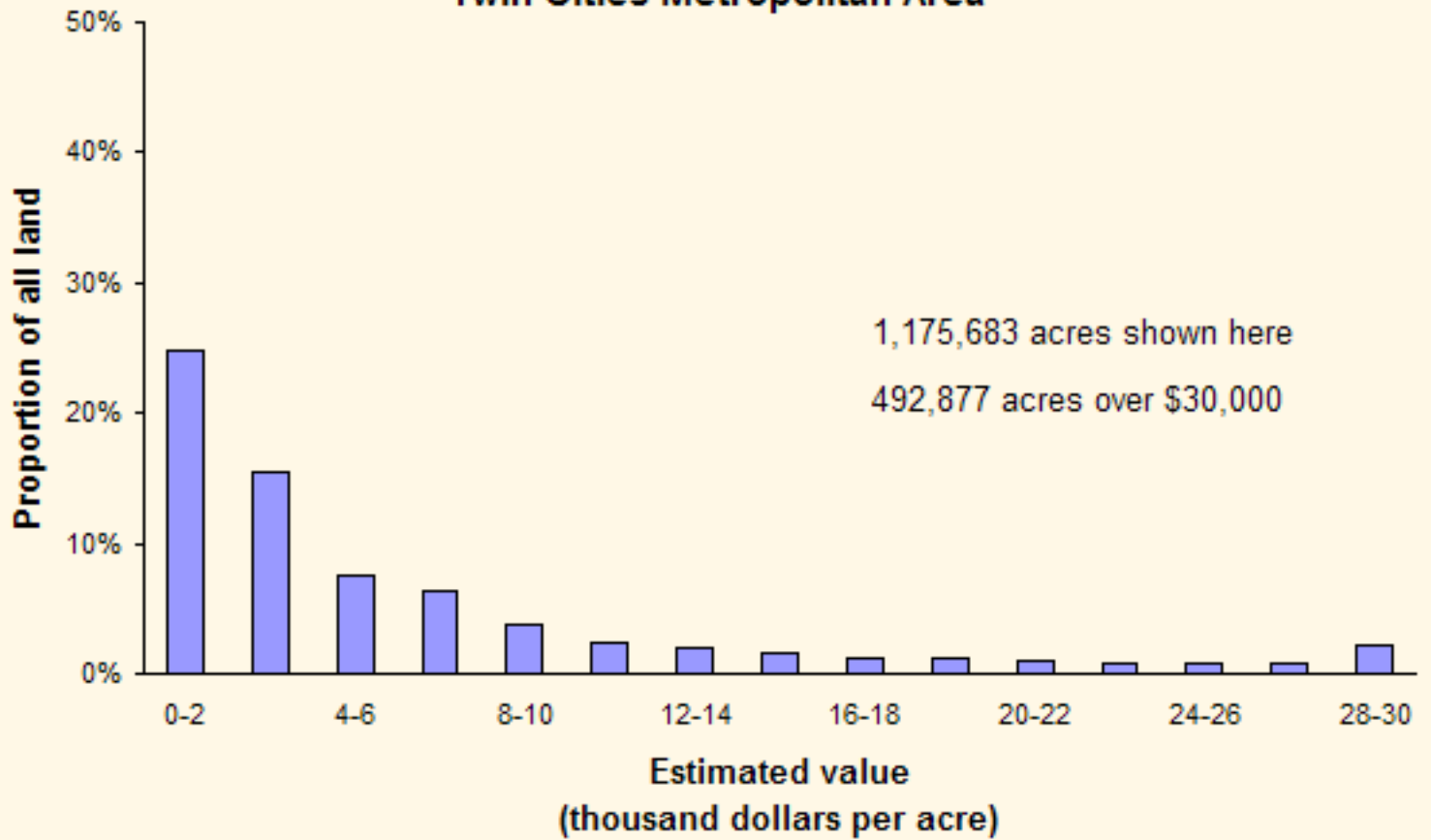


Washington County

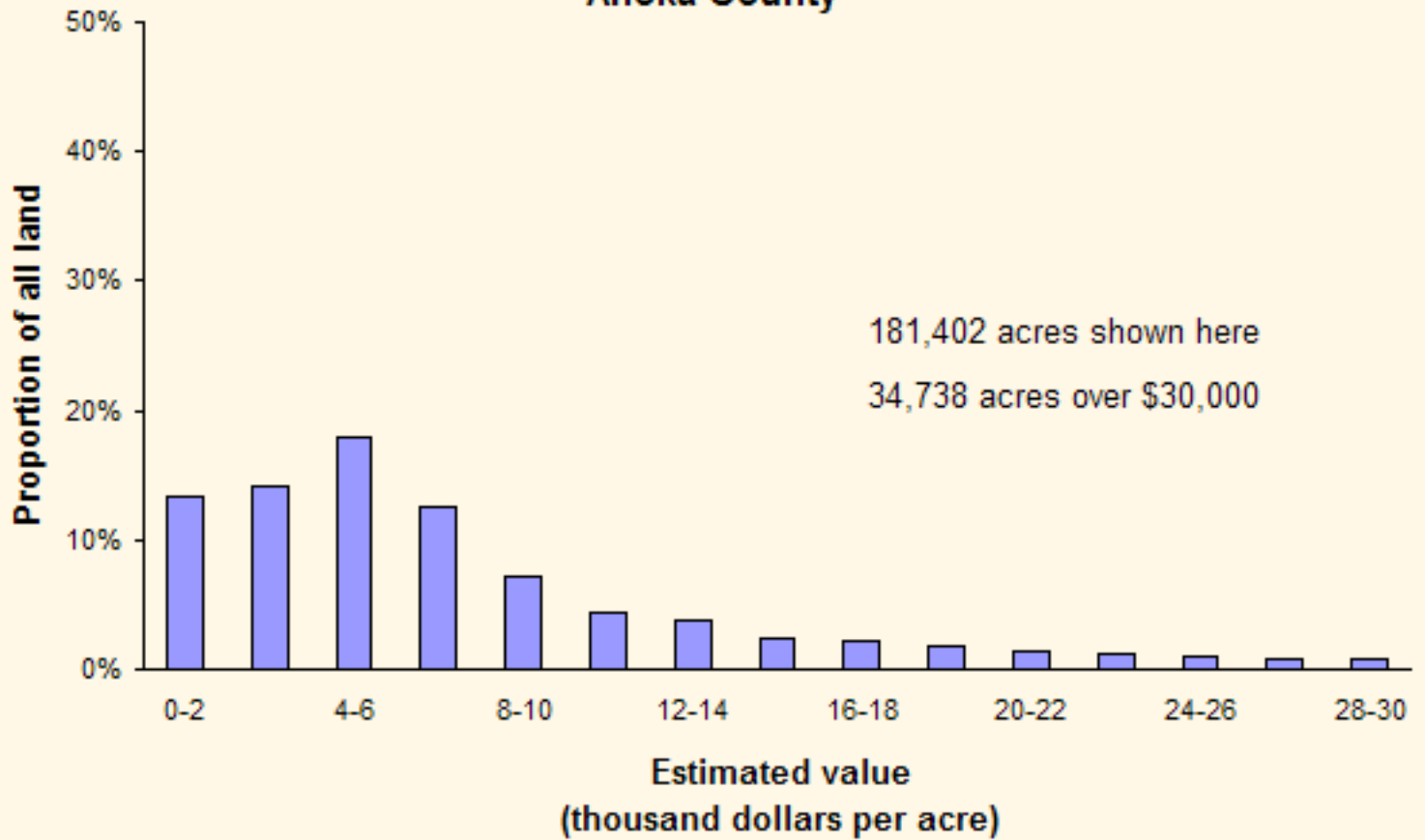
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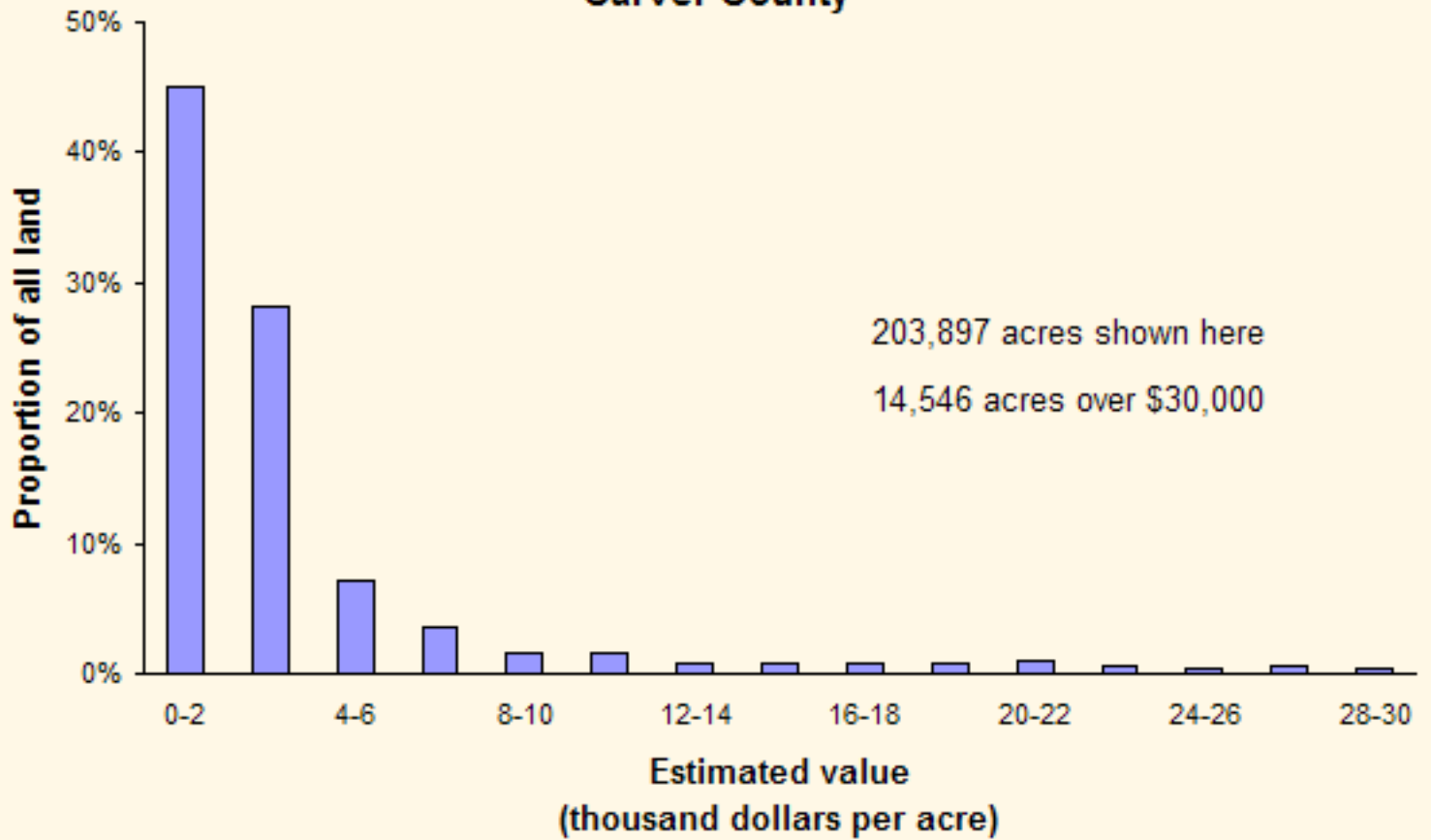
Estimated Land Values, 2001-02 Twin Cities Metropolitan Area



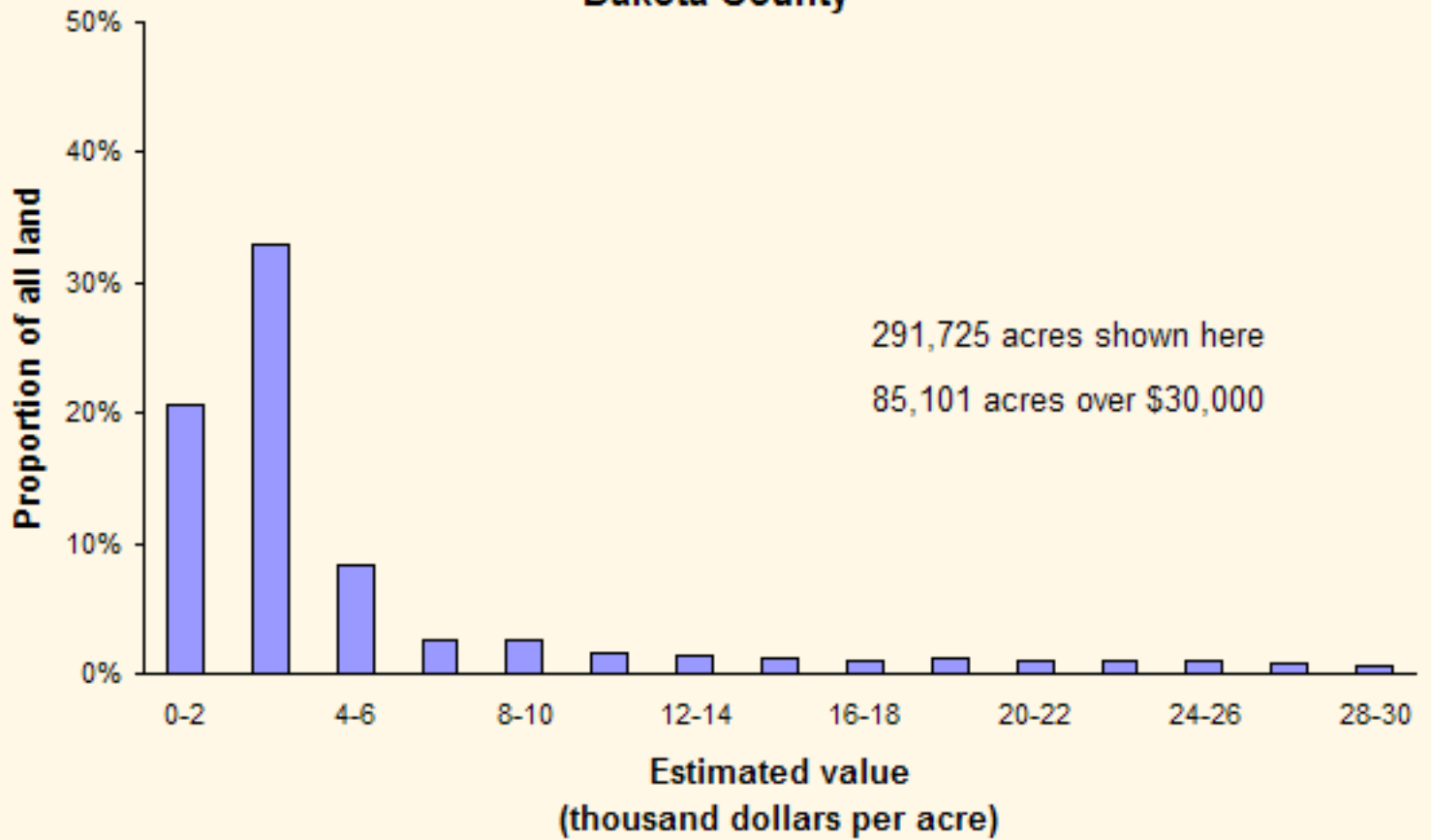
Estimated Land Values, 2002 Anoka County



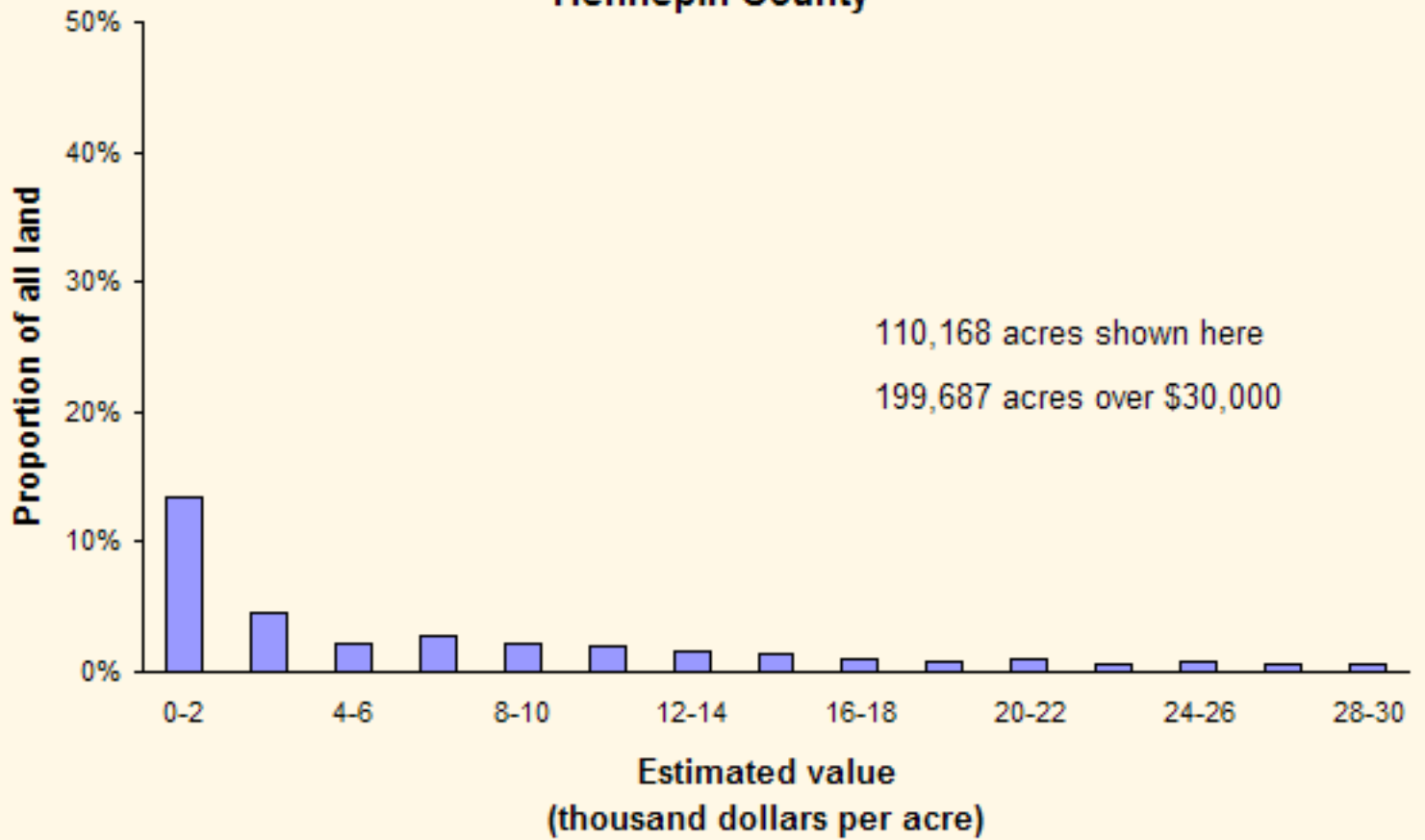
Estimated Land Values, 2002 Carver County



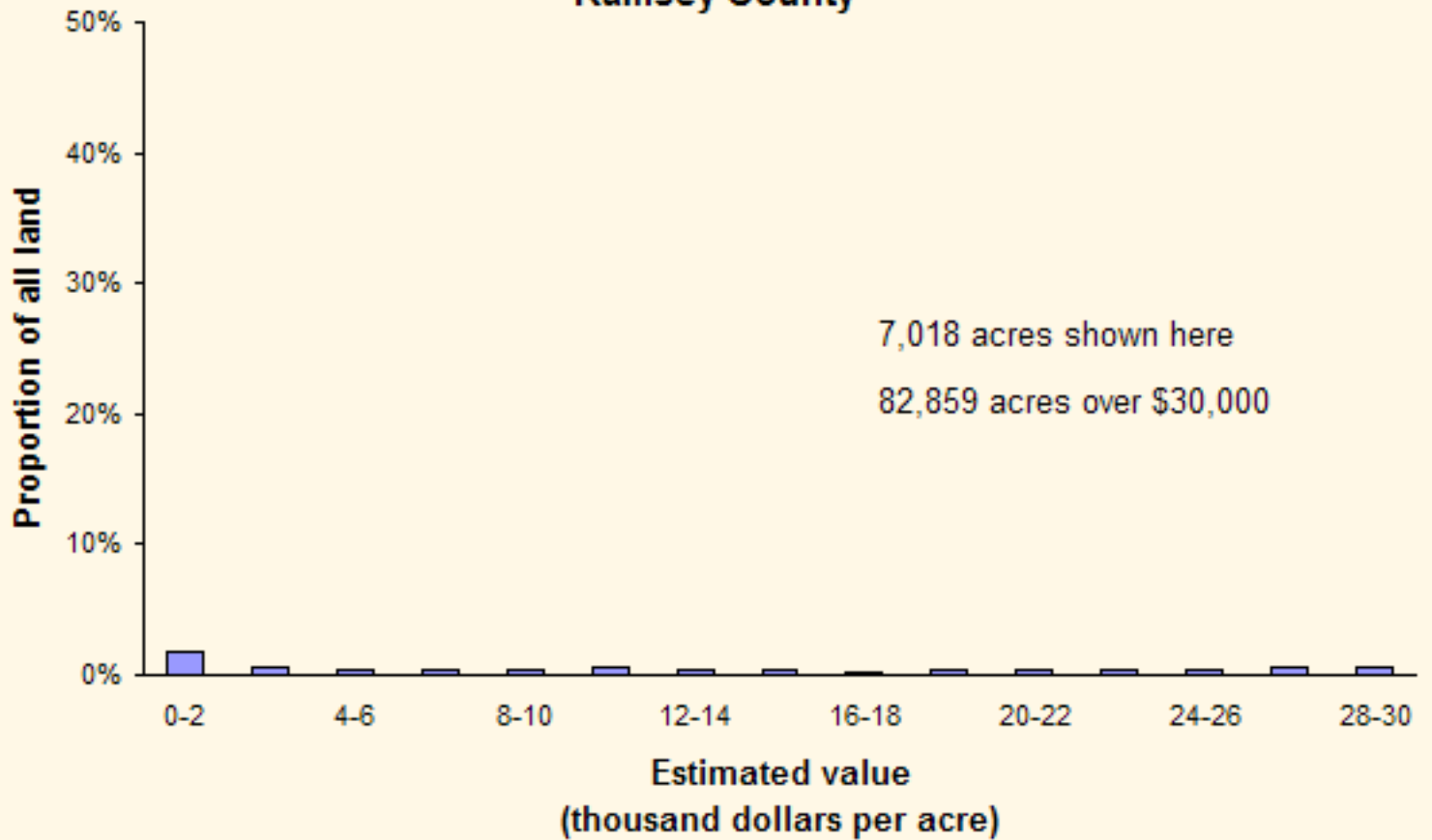
Estimated Land Values, 2002 Dakota County



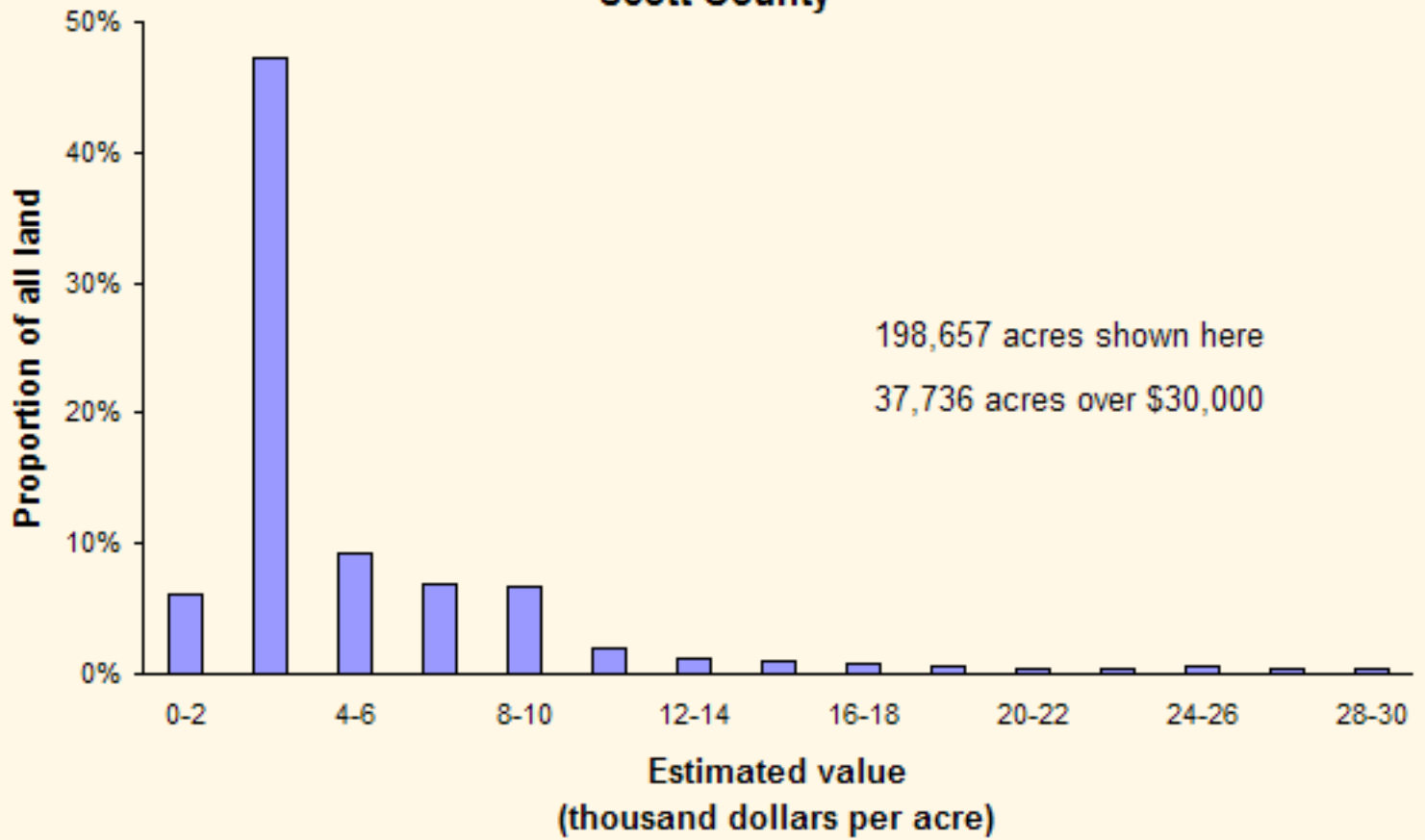
Estimated Land Values, 2002 Hennepin County



Estimated Land Values, 2001 Ramsey County



Estimated Land Values, 2001 Scott County



Estimated Land Values, 2002 Washington County

